Edwin F. Nikirk

W. Jerome Offutt

H. Kieffer DeLauter
TRUSTERS

STATE OF MARYLAND, FREDERICK COUNTY, TO WIT:

I HEREBY CERTIFY that on this 15 day of March, 1941, before me the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Edwin F. Nikirk, W. Jerome Offutt, and H. Kieffer DeLauter, Trustees, and made oath in due form of law that the matters and things stated in the aforegoing Petition and Report are true as therein stated, to the best of their knowledge, information and belief, and that said sale was fairly made.

Place of Notarial Seal

Maggie M. Pearl NOTARY PUBLIC

## EXHIBIT "A"

## TRUSTEE'S SALE OF VALUABLE REAL ESTATE IN FREDERICK COUNTY, MARYLAND

By virtue of a decree of the Circuit Court for Frederick County, sitting as a Court of Equity, passed on the 17th day of February, 1941, in the case of Frances Houff, et al, Vs. Horace E. Cutsail, et al, it being No. 14,287 on the Equity Docket of said Court, the undersigned trustees will offer at Public Sale at the Court House door in Frederick City, Frederick County, Maryland, on FRIDAY, MARCH 14, 1941, At The Hour of 10 O'clock A. M., all of the following described real estate situate, lying and being in Frederick County, Maryland, towit:

- 1. All that farm containing 116 ACRES, 1 ROOD AND 30 SQUARE PERCHES OF LAND more or less, and located in Urbana District, about eight miles southeast of Frederick, on the road leading from Urbana to Park Mills. The improvements on this farm consist of an 8-ROOM MODERN FRAME DWELLING in excellent condition, bank barn, wagon shed, corn shed and dairy house. This is a fertile farm, well located, and is described in the Deed from Rebecca Clagett, mort\_agee, to James H. Gutsail, dated July 6, 1903, and recorded in Liber D.H.H. No. 17, at folio 425, one of the land records of Frederick County.
- 2. All that lot of land designated as lot No. 22 in "Villa Estates" recorded in Plat Book S.T.H., folio 70, one of the said land records, having a frontage of fifty feet, more or less, on the north side of Montevue Pike, and being the same lot of land described as "Second" in the Deed from John W. Jolliffe, and wife, to James H. Cutsail, and Lydia A. Cutsail, his wife, dated January 19, 1920, and recorded in Liber No. 335 at folio 72, one of the said land records. This lot of land is improved with a 2 STORY 8-ROOM FRAME DWELLING with garage and other outbuildings, all in good condition.
- 3. All those three unimproved lots of land being designated on the Plat of "Villa Estates" recorded in Plat Book S. T. H., Folio 70 as lots Nos. 21, 23, and 24, each having a frontage on the north side of Montevue Pike of fifty feet, more or less. These are very desirable building lots in a thriving section of the city near the Airport. Said lots 21 and 23 being the same lots which are described in the Deed from John W. Jolliffe and wife, to James H. Cutsail and wife, dated January 19, 1920, and recorded in Liber No. 335, at folio 72; and the said lot No. 24 being the same lot of land being described in the Deed from John A. Putman and wife to James H. Cutsail and Lydia A. Cutsail, his wife, dated October 20, 1920, one of the said land records.

Terms of sale, as prescribed by the decree of the Court--One-fourth of the purchase price of each tract should be paid on the day of sale, on the ratification thereof by the Court, and the balance in six months from the date of the ratification of the sale, or all cash at the option of the purchaser. A cash deposit of ten per cent of the purchase price